



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes - Final Community Economic Development Advisory Board

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Tuesday, June 21, 2022

10:30 AM

City Hall Room 244

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### 1. Call to Order

Chair Worden called the meeting to order at 10:31 a.m.

### 2. Roll Call

**Present** 5 - Board Member Worden, Board Member Van Bergen, Board Member Sautbine, Board Member Van Salisbury and Board Member Burroughs

**Absent** 4 - Vice Chair Garafalo, Board Member Pankiw, Board Member Gortz and Board Member Dalton

### Also Present

Staff Assistant Kaitlyn Stelzer, Market Research Analyst Destiny Garraus, Intern Jordan Ray, and Recording Secretary Susan Hale.

### 3. Pledge of Allegiance

The Pledge of Allegiance was led by the Board.

### 4. Public Comment

There was no public comment.

### 5. Approval of Minutes

- A. [22-2974](#) Approval of Minutes for the May 17, 2022 Community Economic Development Advisory Board Meeting.

*A motion was made by Board Member Sautbine, seconded by Board Member Van Bergen, to approve the Minutes as presented. The motion carried unanimously on a voice vote.*

### 6. Unfinished Business

- A. [22-2951](#) Discussion and Possible Action Regarding Mobility and Connectivity Fee Study

Chair Worden introduced the item.

Ms. Stelzer provided a review including revenue forecast for Scenario 2, mobility fee revenue, Sarasota County model, projects paid by mobility fees, and fees larger for commercial developments.

PUBLIC COMMENT:

Victor Dobrin: transportation concerns, enhancing economic development, and Mobility Fee data.

Discussion continued concerning formulating a recommendation to the Commission.

## 7. New Business

**B. [22-3090](#)** Discussion and Possible Action Regarding the Community Economic Development Advisory Board's Annual Report

Due to technical difficulties, Item No. 22-3088 will be heard after Item No. 22-3090.

Chair Worden introduced the item.

Discussion ensued regarding components of the Annual Report including Camoin Study highlights, City's economic growth areas, targeted industries, competitive analysis study and incentive review, Sumter Boulevard and I-75 infrastructure, Warm Mineral Springs, City being proactive to businesses, Board turnover, and a summary of action items from the Board to Commission.

***A motion was made by Board Member Sautbine, seconded by Board Member Burroughs, to approve Chair Worden crafting the Annual Report from today's discussion with no further approval of the Board, and to appoint him to be spokesman when the Annual Report is presented to the Commission. The motion carried unanimously on a voice vote.***

**A. [22-3088](#)** Discussion and Possible Action Regarding Affordable/Workforce Housing

Chair Worden introduced the item.

Mr. Ray provided an overview including common terms, impacts of attainable housing, State and Federal programs, alternative housing options, rent/cost burdens, housing spectrum, smaller options (tiny homes, container homes), incentives, tax abatements, fee waivers, discount credits, targeted area incomes, average wait list, number of affordable housing units in North Port, and attainable housing options/initiatives.

Discussion ensued regarding surrounding communities, City-owned lots, and waiting lists for rental housing.

Board Member Van Bergen left the meeting at 11:40 a.m. and Chair Worden stated the remaining agenda items would be continued to next month due to lack of a quorum. Chair Worden adjourned the meeting at this time.

## 8. Updates

**A. [22-2717](#)** Current Project Pipeline (Mel Thomas)

***Item No. 22-2717 was continued to next month.***

- B. [22-2952](#) Infrastructure, Gateway, Innovation Park, The Springs, and Future Interchange (Mel Thomas)

*Item No. 22-2952 was continued to next month.*

- C. [22-3087](#) Florida House Bill 921 (Mel Thomas)

*Item No. 22-3087 was continued to next month.*

## 9. Future Agenda Items

Future agenda items include a continued discussion regarding Item Nos. 22-2951, 22-2717, 22-2952, and 22-3087.

## 10. Public Comment

There was no public comment.

## 11. Adjournment

Chair Worden adjourned the meeting at 11:40 a.m.

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Nicholas Worden, Chair

Minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 2022.